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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(II)

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE OF THE LAND FROM RESIDENTIAL USE ZONE TO COMMERCIAL (CATEGORY-C) USE ZONE IN BANJARA HILLS OF SHAIKPET VILLAGE AND MANDAL, HYDERABAD.

*[Memo. No.18946/II/2008, Municipal Administration & Urban Development,
29th August, 2009.]*

The following draft variation to the land use envisaged in the notified Zonal Development Plan for Zone IV of Municipal area, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500 022.

DRAFT VARIATION

The site in Pr.No.8-2-402/A/1/1 (No. 8-2-402/A/3), Road No. 5, Banjara Hills of Shaikpet Village & Mandal, Hyderabad to an extent of 1350.00 Sq.mtrs, which is presently earmarked for Residential use Zone in the notified

Zonal development plan for Zone No.IV Municipal is now proposed to be designated as commercial (Category-C) Use Zone, subject to the following conditions:

1. that the applicants shall pay development charges to Hyderabad metropolitan Development Authority as per rules in force, before issue of final orders.
2. that the applicant shall pay balance processing fee to Hyderabad Metropolitan Development Authority before issue of final orders.
3. that the development charges are not paid within thirty days, the orders of change of land use will be withdrawn without any further notice.
4. that the applicants shall obtain prior permission, from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
5. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
6. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
7. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations /Municipalities before issue of building permission /development permission, and it must be ensured that the best financial interests of the Government are preserved.
8. that the above change of land use is subject to the conditions that may be applicable under the Ceiling Act.
9. that the owners /applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
10. that the change of land use shall not be used as the proof of any title of the land.
11. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
12. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
13. the applicant shall pay impact fee of 3 times the rate prescribed for Category-C roads under G.O.Ms. No.766, MA & UD (II) Department, dated:18.10.2007 to GHMC at the time of obtaining building permission.
14. The activities indicated under category - C in G.O.Ms.No. 766, MA & UD (II) Department, dated: 18.10.2007 only shall be allowed.

SCHEDE OF BOUNDARIES

NORTH : Pr.No. 8-2-402/A/2 (Simha Associates)

SOUTH : Pr.No. 8-2-402/B

EAST : Ext.27'-6" B.T. Road -Proposed 66'-0" wide road i.e., Road No. 5)

WEST : Existing Residential Building.

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE OF THE LAND FROM MULTIPLE USE ZONE TO INDUSTRIAL (NON-POLLUTING UNIT) USE ZONE KARMANGHAT VILLAGE, SAROORNAGAR MANDAL, RANGA REDDY DISTRICT.

[Memo. No.20449/II/2008, Municipal Administration & Urban Development, 29th August , 2009.]

The following draft variation to the land use envisaged in the notified Revised Master Plan for Hayathnagar zone of non-Municipal area, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad - 500 022.

DRAFT VARIATION

The site in Plot No. 25 & 26, Sy.No. 7, 7/1, 8,9,10,11 & 12 of Karmanghat Village, Saroornagar Mandal, Ranga Reddy District to an extent of 1048.34 Sq.mtrs which is presently earmarked for Multiple use zone in the notified Revised Master Plan for Hayathnagar zone of non-Municipal area is now proposed to be designated as Industrial (Non polluting unit) Use Zone, subject to the following conditions:

1. that the applicant shall pay development charges to Hyderabad Metropolitan Development Authority as per rules in force, before issue of final orders.
2. that the applicant shall pay balance processing fee to Hyderabad Metropolitan Development Authority before issue of final orders.
3. that the development charges are not paid within thirty days, the orders of change of land use will be withdrawn without any further notice,
4. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site unde- reference.
5. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
6. that the owners/applicants shall develop the roads free of cost as may be required by the local authority.
7. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
8. that the above change of land use is subject to the conditions that may be applicable under the Ceiling Act.
9. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
10. that the change of land use shall not be used as the proof of any title of the land.
11. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per Law.
12. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
13. The applicant shall form B.T. Road from existing B.T. Road to end of the site under reference at the time of Building permission.
14. that the proposed Industry shall be a non-polluting unit.

SCHEDULE OF BOUNDARIES

NORTH : Plot No. 27 & 28 of Sy.No. 11 of Karmanghat (V)

SOUTH : 30'-0" wide road in Sy.No. 12 of Karmanrjhat (V).

EAST : Agricultural land in Sy.No. 9 of Karmanghat (V).

WEST : 40'-0" wide road in Sy.No. 11 of Karmanghat (V).

Dr. C.V.S.K. SARMA,
Principal Secretary to Government.

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